

**District IV Advisory Board
Meeting Minutes
February 18, 2004**
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The **District IV Advisory Board Meeting** was held at 7:00 p.m. at the Stanley Neighborhood Center. In attendance were eight (8) District Advisory Board members, seven (7) staff and approximately seven (7) citizens with one (1) signing in.

Members Present

Wayne Wells
Doug Leeper
Jim Benton
Tom Engleman
Ed Koon
Jerry McGinty
Iola Crandall
Rex Gray
Council Member Paul Gray

Staff Present

Mark Stanberry, Housing Services
Roger Smith, Environmental Health
Officer Spicuglia, Police
Scott Logan, Traffic Engineering
David Warren, Water and Sewer
Maggie Flanders, Water and Sewer
Brandon Kauffman, City Manager's Office

Members Absent

Damon Burrows
Brian Dehler
Brandon Rogney

Guests

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Order of Business

Call to Order

The meeting was called to order at 7:01 p.m.

The agenda for the February 18, 2004 meeting was approved as written.

The minutes for December 3, 2003 and January 7, 2004 were approved as written.

Public Agenda

The Public Agenda allows members of the public to present matters to the District Advisory Board. Each presentation is limited to a period of five minutes unless extended by the Board.

No items were presented to the board.

Staff Presentations

Community Police

Officer Joe Spicuglia, Police, stated that counterfeit bills were currently circulating in the Pawnee-Seneca district and businesses in the area had been notified. Police also conducted a search of the Windridge Apartments and picked up 11 individuals on various accounts of drug charges.

Action: Receive & File

McCormick Realignment Project

Scott Logan, Project Engineering, presented a request for the realignment of McCormick Avenue. Logan stated that they have worked on the project for the last 18 months and then introduced Eugene Wrath of MKC Consulting who was contracted to do design work for the project.

Eugene Wrath, MKC Consulting, presented information including a map of the proposed realignment, which identified the current street and the proposed changes for realignment. Wrath stated that MKC performed an analysis in 2002 to study the traffic improvement alternatives for McCormick including proposals to close the street at Sheridan intersection. The extenuating factor that led decision makers to maintain thru movements along McCormick was to allow a secondary access for industries located between Sheridan and West Street. These industries utilize the east section of McCormick to access the McCormick/Southwest Boulevard intersections due to the problematic traffic conditions at West/McCormick intersection. The estimated cost of the project is \$1,0519,139, which is included in the Capital Improvements Plan.

Harry Pape, Newman University, is supportive of the project and believed that it would cut down on the amount of safety concerns the university currently has for students that must cross McCormick. Pape also stated that the realignment project would open up grounds that could be utilized for future building projects.

Jim Benton asked if the speed would stay the same. **Logan** stated that the speed should remain at 30 miles per hour.

Doug Leeper (Jerry McGinty) recommended approval of the project as presented. The motion passed 8-0.

Action: Recommend approval of the project.

Revision of Animal Maintenance Code

Roger Smith, Environmental Health, stated that they have been working on the update of animal maintenance codes and revising them according to new standards. Some of the changes included the increase of fines, distances of kennels from dwellings, number of animals a citizen may have, and the removal of roosters within city limits. Smith stated that the changes are outlined in a handout included in the DAB agenda packet.

Leeper asked why the fees were doubled for certain animals. **Smith** stated that the doubling of fees were updated to corresponding governmental agencies and also the increase was for a portion of administrative costs to issue permits.

Council Member Gray asked why there was a change from 50 feet to 200 feet for large domestic animal enclosures. **Smith** stated that this is rare to happen in the city limits but would also have the ability to waive certain instances that could be taken on a case-by-case basis.

Leeper asked if waivers would be allowed for people who have enclosures for animals that are next to a property line. **Smith** stated that the enclosures in certain cases need to be moved away from the property line since for example, people may keep a kennel next to a neighbors house and the animal is noisy.

Council Member Gray opened the forum to public comment. **Ellen Corner, POWS Animal Rescue, 1737 N Rose Hill**, stated that she supported the revised changes to the animal ordinance. She felt that this would allow the city to deal with problems more efficiently.

Ed Koon stated that he was worried about the ordinance and that people should be grandfathered in instead of applying the changes to all affected individuals.

Jerry McGinty (Koon) recommended that the revised changes be passed with the addition of a clause to grandfather in properties affected by the change in the ordinance. The motion passed 8:0.

Action: Recommend approval of revised changes with addition of grandfather clause.

Request for Resolution of Support for Application for Low-Income Housing
Mark Stanberry, Housing Services, presented information regarding the resolution of support for the Windridge Apartments.

Lane Lemure, Zepper Management New York, NY, the potential property owner presented information on the property improvements. The property includes 35 two-story, garden apartment and split-level townhouse buildings and 191 parking spaces. The property also include a community room, two playground areas and a laundry facility. The improvements will include window and roof replacement, plumbing upgrades, cosmetic alterations and certain intern renovation (e.g. new kitchen cabinets, appliances, bathroom fixtures, etc.). The firm anticipates spending between \$20,000 and \$25,000 per unit, for a total of between approximately \$2.7 million and \$2.4 million.

The property is currently subsidized under a project-based Section 8 rental assistance contract through the U.S. Department of housing and Urban Development (HUD). The City's Low Income Housing Tax Credit Policy requires a set-aside of 20% of the units

(28 total units) for market rate tenants. The applicant intends to finance the project utilizing Industrial Revenue Bonds in the amount of \$2.5 million, Long-Term Debt in the amount of \$2.4 million, and proceeds realized from the sale of Low-Income Housing Tax Credits, in the amount of approximately \$1.35 million. The balance would be financed through the deferral of the Developer Fee.

Property owners in the area of the Windridge Apartments were supportive of the firm's effort to rehabilitate the apartments. Current managers of the complex have seen problems with drugs and also crime in the area. The potential property owner expressed their concern with how the property is currently managed and would utilize background checks in the future and not allow individuals with felonies to reside at the facility.

Council Member Gray asked if all of the property would be refurbished. **Bill Jefferson** potential property manager stated that all of them would be refurbished.

Council Member Gray asked if they will remain all low income apartments. **Jefferson** stated that they would remain all low-income apartments until the contract with HUD ran out. After that they would apply to have 80% low-income and then 20% at market rate.

Jim Benton asked if there would be someone on the site 24-7. **Jefferson** stated that there would be a manager who lives on site and also maintenance staff who would live on the site to watch for any suspicious activities.

Leeper asked if there would be any additional parking for the apartments. **Jefferson** stated that they were planning to resurface the parking lot but currently no spaces were going to be added. Jefferson mentioned that they would try to cleanup the parking lot by getting rid of some of the abandoned cars on the lot, which would increase the number of parking spaces.

Council Member Gray asked if their property ownership would be contingent upon Section 8 approval. **Lamar** stated that it would.

Leeper asked if the current individuals living there would be re-qualified. **Jefferson** stated that they could not because of federal law and would also start with new management of the property require criminal background checks on all individuals who apply.

McGinty (Benton) recommended approval of the resolution of support. The motion passed 8:0.

Action: Recommend approval of resolution of support.

Siting of Sewage Treatment Plant

David Warren, Water and Sewer Department, stated that the 2000 Sanitary Sewer Master Plan Update identified the need for construction of three new wastewater treatment facilities. Included in that report was the siting for a Sewage Treatment Plant

in District IV, which is currently needed to provide service to area residents and should be sited as soon as possible. Remote facilities are built for the following reasons:

- Aging sewer infrastructure costly to upgrade
- Travel time in sewers create odor & treatability issues
- Control & computer technology allow unmanned operation
- Flexibility of operation & capability to adjust to development needs quickly & efficiently
- Expands reuse opportunities

Warren stated that the new plant will be in the vicinity of the Mid-Continent Area and would be sited based upon the following screening criteria:

- Locations to Drainage Basins
- Separation from Residences
- Natural Screening
- Potential for Development
- Additional Costs to Develop Site
- Ability to Service Future Development
- Permitting Issues

Koon asked what the timeline would be for the project. **Warren** stated that the plant is needed as soon as possible and hoped that it would be operational by the end of 2005 or beginning of 2006.

Warren then asked that Council Member Gray appoint three members of the DAB to serve on the site selection committee.

Council Member Gray then appointed Tom Engleman, Doug Leeper, and Ed Koon.

Action: Appoint Tom Engleman, Doug Leeper, and Ed Koon to Site Selection Committee.

Board Agenda

Jim Benton stated that he is currently serving on the Grants Review Committee and there work should be completed very soon with recommendations. Benton stated that he is also serving on the CDBG Grant Committee, which will also soon finalize its recommendations. Benton stated that he is also serving on the Fire Work Task Force which has now recommended that the people vote on the issue in the upcoming elections by having a non-binding ballot.

Koon stated that he is serving on the library board, which is looking into the possibility of expanding and opening a regional West branch. Koon stated that they are also looking into the possibility of moving the main library branch.

Iola Crandall stated that Sunflower will have its next meeting on April 3rd.

Jerry McGinty stated that Southwest NA will meet on Tuesday night.

Leeper stated a business security watch has been started in the Pawnee-Seneca area and will be expanding further into the Southwest Neighborhood Association area. The Southwest NA will also be held on April 17th, 2004.

Council Member Gray asked for any further issues. With none presented, the meeting was adjourned at 8:40 p.m.

Respectfully Submitted,

Brandon Kauffman
District IV Neighborhood Assistant

Guests
Paul Ward

Address
2857 S Walnut, 67217